



105 N. 4<sup>th</sup> Street, P.O. Box 349 Gunter, TX 75058-0349  
903-433-5185 Fax: 903-433-8039

**AGENDA**  
**Gunter City Council Regular Meeting**  
**Thursday, May 18, 2023**  
**6:00pm**

Pursuant to Chapter 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the City Council of the City of Gunter, Texas to be held on May 18, 2023, at 6:00 p.m. in the Gunter Public Safety Building, located at 105 N. 4th St., Gunter, Texas, at which time the following will be discussed and considered:

*Welcome to the City Council Meeting. Please sign the Sign-In-Sheet as a record of attendance. If you wish to speak on an open-session agenda item, please fill out the Opinion/Speaker Registration Form and turn it in to the City Secretary before the meeting starts. A card to speak at a public hearing may be submitted any time before the public hearing is closed.*

**CALL TO ORDER REGULAR CITY COUNCIL MEETING** [Mayor will call the meeting to order, establish a quorum if present, and declare notices legally posted pursuant to the Open Meetings Act. During the course of the meeting, members of the audience wishing to speak must be recognized by the Presiding Officer.]

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**ADMINISTER OATH OF OFFICE** by City Secretary Detra Gaines and Mayor Mark Millar will present Certificate of Election to Mayor Elect Karen Souther, City Council Place 2 Patsy Whitaker and City Council Place 4 Cheyrl Cohagan.

**CITIZEN COMMENTS** [The City Council invites citizens to speak to the Council on topics not already scheduled for public hearing or on the agenda. Citizens may address the Council for a maximum of two minutes. Citizens comments shall be made from the podium. Please state your name and address for the record. The Council is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.]

1. **COUNCIL BUSINESS EXECUTIVE SESSION**

In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:

- A. § 551.071: Consultation with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act and consultation with the City Attorney regarding pending or contemplated litigation; or a settlement offer re:

- a. City Manager
  - b. Roles and Responsibilities of City Manager, City Council, and Mayor
  - c. Cause No. CV-22-1588, Grayson County 397<sup>th</sup> District Court
  - d. Interlocal Cooperation Agreement for EMS Services
- B. §551.074: to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee: City Manager.

### **RECONVENE TO OPEN SESSION**

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Open Session to consider action, if any, on matters discussed in Executive Session.

### **COUNCIL BUSINESS – OPEN SESSION**

- 2. Discuss, consider, and possibly take action for Executive Session items.
- 3. **CONSENT AGENDA** [Routine Council Business, the Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Councilmember.]
  - A. Consider approval of Minutes from April 20, 2023 City Council Regular Meeting.
  - B. Consider approval of the Gunter Financial Report for April 2023.
  - C. Consider approval of the Gunter Police Department Activity Report for April 2023.
  - D. Consider approval of the Interlocal Agreement between the City of Gunter and the Gunter Library.

### **REGULAR AGENDA**

#### **4. PUBLIC HEARING**

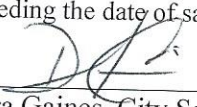
**Public Comment:** To hear public comments regarding proposed amendments to the Project Plan and Financing Plan of Reinvestment Zone No. 1, City of Gunter.

- 5. Discuss, consider, and possibly take action on an **Ordinance** for an Amended and Restated Project and Financing Plan for Reinvestment Zone No. 1, City of Gunter. (TIRZ 1)
- 6. Discuss, consider, and possibly take action on a Municipal Services Agreement designating uses of certain zone revenues, for Reinvestment Zone No. 1, City of Gunter. (TIRZ 1)
- 7. Discuss, consider, and possibly take action on appointing the Chair of the TIRZ No. 1 Board.
- 8. The presentation regarding BNSF Development will be given by Gary A. Laffoon.  
Discuss, consider, and possibly take action on approving BNSF Development Agreement.

9. Discuss, consider, and possibly take action on removing Mayor Millar as a signer with Simmons Bank and authorizing Mayor Elect Karen Souther, Mayor Pro Tem Spencer Marks and City Secretary Detra Gaines as the new signers on behalf of the City of Gunter with Simmons Bank.
10. The presentation regarding City Streets Project and RFP will be given by Len McManus with McManus & Johnson and Director of Parks & Public Services Adam Adams.
11. Discuss, consider, and possibly take action on approving an RFP for Street Inventory Analysis.
12. Discuss, consider, and possibly take action on authorizing the City Manager to seek Bids for the reconstruction of portions of Preston Glen.
13. City Manager's Report
  - Staff Report

### **ADJOURN**

I, the undersigned authority, do hereby certify that the above Notice of City Council Meeting of the City of Gunter, Texas is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the window of City Hall of said Gunter, Texas, a place convenient to the public, and said Notice was posted on or before May 15, 2023 at 6:00 p.m. and remained so posted continuously for at least seventy-two hours immediately preceding the date of said meeting.

  
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Detra Gaines, City Secretary

*Pursuant to Section 551.127, Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sections and purposes:*

Texas Government Code Section:

§ 551.071 – Private consultation with the attorney for the City on any item listed on the agenda

§ 551.074 – Discussing personnel matters

*Persons with disabilities who plan to attend this meeting and who may need assistance should contact Detra Gaines, City Secretary, at (903) 433-5185 two working days prior to the meeting so that appropriate arrangements can be made.*